

A tract of land in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ Section 35 and the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ Section 36, Township 48 North of the Base line, Range 32 West of the 5th Principal Meridian, Lake's Summit, Jackson County, Missouri and being more particularly described as follows: Beginning at the Northwest corner of Section 36-48-32; thence with the North line of Section 36-48-32 S86°22'43"E, 450.36'; thence leaving said North line S03°31'32"W, 102.641'; thence S66°53'57"W, 157.84'; thence N86°06'53"W, 300.00' to a point on the East line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ Section 36-48-32; thence with said East line S02°59'05"W, 210.00' to the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ Section 35-48-32; thence with the South line of said $\frac{1}{4}$ Section N86°31'27"W, 134.452' to the Southwest corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ Section 35-48-32; thence with the West line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ Section 35-48-32 N02°41'22"E, 131.914' to the Northwest corner of aforesaid $\frac{1}{4}$ section; thence with the North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ Section 35-48-32 S86°24'29"E, 1351.35' back to the Point of Beginning and containing 52.6 (Gross) Acres.

Except that part within existing Right-of-Way

EASEMENTS: An easement of license is hereby granted to the City of Lee's Summit, Missouri, to locate, construct, maintain and to authorize the location, construction and maintenance of poles, wires, anchors, conduits and/or structures for water, gas, sanitary sewer, storm sewer, surface drainage channel, electricity, telephone, cable television, or any other necessary public utility or services, any or all of them, upon, over, under those areas outlined or designated upon this plat as "UTILITY EASEMENT" (U.E.) of within any street or thoroughfare dedicated to public use on this plat.

STORM WATER: All storm water conveyance, retention, or detention facilities to be located on common property shall be owned and maintained by the property owners' association in accordance with the standards set forth in the "COVENANTS, CONDITIONS, and RESTRICTIONS". Refer to the "Covenants, Conditions and Restrictions" associated with this development for requirements.

DRAINAGE: Individual Lot owner(s) shall not change or obstruct the drainage flow lines on the lots covered by the Master Drainage Plan unless specific application is made and approved by the City Engineer

DATE: _____
George M. Binger III PE- City Engineer

DATE: _____
Joshua Johnson, AICP
 Director of Planning and Development

DATE: _____

Mark Holt, PLS 2001015251

JOEL WORCESTER, MANAGER

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME JOEL WORCESTER, MANAGER OF WY PRYOR CROSSING, LLC TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE ON THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES

NOTARY PUBLIC

The North $\frac{1}{4}$ corner
Section 35-48-32
Found $\frac{1}{2}$ " iron bar — —
as per Doc.#600-6088
N:1010265.18
E:2811443.05

The Southwest corner
of the Northeast $\frac{1}{4}$
of the Northeast $\frac{1}{4}$,
Section 35-48-32
N:1010180.69
E:2812788.97

The North line of the Northeast 1/4, Section 35-48-32

The Northeast corner
Section 35-48-32
Found $\frac{5}{8}$ " rod
Doc.#600-59593
N:1010096.03
E:2814137.66

Found $\frac{3}{8}$ "
iron bar -

Northwest Pryor Road

LOT 1
435614 Sq. Feet
10.0 Acres
1424 NW Pryor Road

LOT 3
1695729 Sq. Feet
38.9 Acres
1352 NW Pryor Road

Easement to be _____
vacated with this plat

The West line of the Northeast 1/4 of the Northeast 1/4, Section 35-48-22
S 02° 41' 22" W 1319.19'

The Southwest corner
of the Northeast $\frac{1}{4}$
of the Northeast $\frac{1}{4}$,
Section 35-48-32
Found $\frac{1}{2}$ " iron bar
N:1008862.95
E:2812727.07

The South line of the Northeast 1/4 of the Northeast 1/4, Section 35-48-32
N 86°31'27" W 1344.52'

The Southeast corner
of the Northeast $\frac{1}{4}$
of the Northeast $\frac{1}{4}$,
Section 35-48-32
Found $\frac{1}{2}$ " iron bar
N:1008781.44
E:2814069.12

The East $\frac{1}{4}$ corner
Section 35-48-32
Doc.#600-89369
N:1007461.21
E:2814000.22

SURVEYORS CERTIFICATION

I HEREBY CERTIFY, that this Plat of Survey is based on an actual Survey made by me or under my direct supervision and that said Survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Agriculture, Land Survey Division of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, and Land Surveyors.

Date: 5/29/2024
Mark B. Hoyt- PLS. No. 2001015251
Eagle Point Surveying, LLC No. 2009006804

[illegible]

HARRIETT HILL, 2nd PLAT

Lee's Summit
Jackson County, Missouri

DATE OF SURVEY: May, 2024
CLASS OF PROPERTY: SUBURBAN
SURVEY CREW: MBH
DRAWING NAME: 202403-1870

EAGLE POINTE SURVEYING, LLC
1216 NE Applewood St.
Lee's Summit, Missouri 64086
(816) 456-0156
marknott@psd@gmail.com